

October 12, 2023

Delivered via email

Honorable Rachel Zsembery, Chair
Arlington Redevelopment Board
730 Massachusetts Avenue
Town Hall, Arlington, Ma. 02476

Subject: Lexington Hotel, Permit Extension Request

Dear Madam Chair:

Thank you for including the above referenced matter on your Agenda for the ARB meeting on October 16, 2023. I am writing to formally request an extension of the Special Permit for the construction of Lexington Hotel located at 1207 & 1211 Massachusetts Ave., Arlington, Massachusetts.

This project received approval from the ARB on August 17, 2020. An appeal was filed, however it was dismissed by the court on December 8, 2020. Based on this we believe the permit is set to expire on December 9, 2023. Due to the global COVID-19 pandemic and its tremendous economic impacts, particularly in the Hospitality industry, all new construction ceased while owners and lenders tried to stabilize their existing operations.

In the last year we have seen the industry rebound, which was most evidenced by the strong contribution to the most recent national monthly jobs report. We remain committed to the completion of this project, which will provide significant revenue and support to the local community. In addition to real estate taxes, this project will create substantial Hotel and meals taxes, while not contributing to school costs.

Our request is not unprecedented as this type of relief was included in "The Permit Act" of 2010 as well as part of former Governor Bakers COVID-19 relief package. We would respectfully request an extension of two years to ensure that we can deliver a high-quality establishment to enhance the Arlington Heights area.

Your consideration of our request would be greatly appreciated, and we are eager to work collaboratively with the Redevelopment Board and Planning Department to ensure a successful project.

Thank you for your time and consideration, and we look forward to your response regarding this extension request.

Sincerely,



James Doherty, Manager
1211 Massachusetts Avenue Realty Trust

Cc: Claire Ricker